

Robert.Hermitage

From: Robert.Hermitage
Sent: 28 May 2025 12:36
To: office@markalforddesign.com
Subject: RE: GREEN MAN, PARTRIDGE GREEN DC/25/0169
Attachments: 400-055-611.pdf

Good afternoon, Mark

Thank you for the email and the update as below.

I do have some concerns regarding the extent of the marketing information submitted in support of the application. I note that at 3.8 of the submitted statements that the site is not been openly marketed- this does make me question whether an appropriate level of marketing has been undertaken at all. Surely, if the site was openly marketed, this would attract more potential buyers? I understand that this has been done to 'not undermine' customer and staff confidence- but, surely, submitting a planning application to change the use of the pub to dwellings does this all the same? It feels a little self-defeating.

Ultimately, in order for us to consider the use no longer being viable, we need an appropriate level of marketing to demonstrate that there is no interest in the building. My current view is that the method currently undertaken doesn't cast a wide enough of a net, which would fail the criteria of Policy 43:

Policy 43

Community Facilities, Leisure and Recreation

1. **The provision of new or improved community facilities or services will be supported, particularly where they meet the identified needs of local communities as indicated in the current Sport, Open Space and Recreation Study and other relevant studies, or contribute to the provision of Green Infrastructure.**
2. **In addition to supporting facilities or services located in accordance with the Development Hierarchy and Strategic Development locations, sites located outside built-up areas will be supported where this is the only practicable option and where a suitable site well-related to an existing settlement exists.**
3. **Proposals that would result in the loss of sites and premises currently or last used for the provision of community facilities or services, leisure or cultural activities for the community will be resisted unless equally usable facilities can be conveniently provided nearby. It will be necessary to demonstrate that continued use of a community facility or service is no longer feasible, taking into account factors such as; appropriate marketing, the demand for the use of the site or premises, its quality and usability, and the identification of a potential future occupier. Where it cannot be demonstrated that such a loss is surplus to requirements, a loss may be considered acceptable provided that:**
 - a. **an alternative facility of equivalent or better quality and scale to meet community needs is available, or will be provided at an equally accessible location within the vicinity; or**
 - b. **a significant enhancement to the nature and quality of an existing facility will result from the redevelopment for alternative uses on an appropriate proportion of the site.**

Furthermore, though the accountant's declaration does give some insight into the financial status of the business, this is a very generalised summary which cites anecdotal reasons as to the business' decline. For an application of this nature, I would expect more detailed accounts to be submitted in support of the application to demonstrate that the site is no longer operating at a profit.

As currently presented, I am not of the view that the proposal would be acceptable in principle. Further marketing would be required in order to demonstrate that the loss would be acceptable in addition to more detailed accounts. Given the expected lead in time for this, combined with the fact that this would be a

substantial amount of information for us to consider post-submission, we would not want to invite this information at this stage. If it is the case that the applicant wishes to provide this information, I would recommend that the application is withdrawn and resubmitted once this information is prepared. Alternatively, they may wish to accept the refusal and appeal the decision.

I have attached a relatively recent appeal in Tiverton- though outside the District, the Inspector goes into great detail about the marketing needed and the viability of running such a business. This does provide me with confidence that refusing the application as above would result in an appeal being dismissed.

In addition to the above, Natural England agree with our assessment that the proposal has not suitably demonstrated that the proposal would be water neutral. The submitted statement alleges a use in excess of the proposed water demand, and therefore mitigations are not required. However, this is not evidenced with detailed metered bills. As such, we do not accept the baseline. This will form a further reason to refuse the application. As an appropriate assessment has already been undertaken, we will similarly not welcome the submission of further information at this stage.

With regards to the Conservation Officer's comments: harm has been identified with regards to the building as a non-designated heritage asset. However, this can be outweighed in the overall planning balance provided that the principle can be accepted. However, as above, as this is not the case presently, this too would form a reason to refuse the application.

With regards to the bats: as surveys have already been undertaken, and you have stated this is to be submitted shortly, I am happy to grant a brief extension of time to allow for the submission of this information and for it to be assessed and considered by our ecologist. This would remove the need for a fourth reason for refusal- but, please bear in mind that this would not overcome the other reasons as outlined above. I would recommend this course of action if the applicant wishes to pursue an appeal and accept the decision to refuse the application.

I trust that the above clarifies the Council's position on the matter. Please let me know how the applicant wishes to proceed with the application as outline above.

Many thanks,

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Principal Planning Officer

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From: Mark Alford <office@markalforddesign.com>
Sent: 28 May 2025 10:37
To: Robert.Hermitage <Robert.Hermitage@horsham.gov.uk>
Subject: FW: GREEN MAN, PARTRIDGE GREEN

Good morning Robert

I hope you are well.

With reference to the Green Man pub application, I have been sent the email below from Pat Walker from AW Gore who has been previously quoted in our application. They are commercial agents heavily involved with the local public house scene.

I thought it would be helpful to obtain an up to date market assessment of the Green Man situation as the other supporting documentation is a little out of date. As you can read, the situation and viability has not changed and if anything looks worse. Please can you consider these comments when making your recommendations. Can this document be kept off the public record if possible.

Also, the Bat survey has now been completed with no concerns, and this report is currently being compiled and will be issued shortly.

Kind Regards
Mark Alford

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